

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF VIRGINIA
RICHMOND DIVISION**

In re:

CASE NO: 15-30622-KLP

Address: CHAVELLA ANN JONES,
3937 Merry Oaks Avenue
Richmond, VA 23224

CHAPTER 13

Debtor(s).

U.S. BANK TRUST, N.A., AS TRUSTEE FOR
LSF8 MASTER PARTICIPATION TRUST
Plaintiff,

v.

CHAVELLA ANN JONES,
Debtor(s)
CARL M. BATES

Defendants.

CONSENT ORDER RESOLVING MOTION FOR RELIEF

This was to be heard by this Court on October 21, 2015 on the Motion of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST, for relief from the automatic stay with respect to real property located at 3937 Merry Oak Ave, Richmond, VA 23224, and is more particularly described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND TOGETHER WITH ALL
IMPROVEMENTS THEREON AND THERETO BELONGING, LYING AND BEING
IN THE CITY OF RICHMOND, (FORMERLY MANCHESTER MAGISTERIAL
DISTRICT, CHESTERFIELD COUNTY), STATE OF VIRGINIA, KNOWN AND
DESIGATED AS LOT NO. 10 IN BLOCK 1, SECTION 8, PLAN OF WOODSTOCK,

M. Christine Maggard, VSB# 33824
Brock & Scott, PLLC
484 Viking Dr., Ste. 203
Virginia Beach, VA 23452
757-213-2959
vaecf@brockandscott.com
Counsel for the Movant

WHICH SAID PLAN OR PLAT THEREOF IS OF RECORD IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF CHESTERFIELD COUNTY, VIRGINIA, IN PLAT BOOK 4, PAGES 58 AND 59, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE EAST LINE OF MERRY OAKS AVENUE 116 FEET NORTH OF THE NORTH LINE OF WOODSTOCK AVENUE; THENCE RUNNING NORTHWARDLY ALONG THE EAST LINE OF MERRY OAKS AVENUE AND FRONTING THEREON 52.34 FEET; THENCE EASTWARDLY 150 FEET TO AN ALLEY; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID ALLEY 84.01 FEET; THENCE NORTHWESTWARDLY IN A LINE PARALLEL TO LINE OF WOODSTOCK AVENUE 13.08 FEET TO A POINT; THENCE WESTWARDLY 84.16 FEET TO POINT OF BEGINNING.

ORDERED that the Debtor(s) herein shall be allowed a period of ninety (90) days from that date of entry of this Order to obtain a loan modification agreement through the Movant's loss mitigation department relative to the hereinabove described real property and improvements; that should such agreement be obtained the Debtor(s) will have thirty (30) days to file a motion to allow a loan modification with the Court.

ORDERED that in the event that the loan modification agreement could not be obtained relative to the hereinabove described real property and improvements on or before ninety (90) days from the date of entry of this Order, as hereinabove ordered, and/or the loan modification agreement is obtained on or before the ninety (90) days from the date from the entry of this Order but fails to file the motion to allow a loan modification agreement with the Court, which ever

failure shall first occur, the Movant, its successors and/or assigns, shall be granted immediate relief from the provisions of the automatic stays of the Bankruptcy Code without further notice, hearing, and an Order granting relief may be entered with regard to the hereinabove described real property and improvements.

ORDERED that in the event the case is dismissed or discharged this Order is no longer in effect and the Movant will have automatic relief from the Automatic Stay.

ORDERED that the stay of said grant of relief from stay provided pursuant to Rule 4001(a) (3) of the Bankruptcy Rules be, and hereby is, waived and such relief from stay shall become effective immediately upon entry of the Order.

Oct 22 2015

ENTERED this ____ day of ____ 2015

/s/ Keith L. Phillips

JUDGE

I ASK FOR THIS:

Entered on Docket: Oct 23 2015

/s/ M. Christine Maggard
M. Christine Maggard, VSB# 33824
Brock & Scott, PLLC
484 Viking Dr., Ste. 203
Virginia Beach, VA 23452
757-213-2959
vaecf@brockandscott.com
Counsel for the Movant

SEEN:

/s/Nnika E. White authorized via email
Nnika E. White
9101 Midlothian Turnpike
Suite 800

Richmond, VA 23235
Counsel for Debtor

/s/Carl M. Bates authorized via email

Carl M. Bates
P. O. Box 1819
Richmond, VA 23218
Trustee

CERTIFICATE

I hereby certify that this proposed Order has been endorsed by all necessary parties involved in this proceeding.

/s/ M. Christine Maggard
M. Christine Maggard, VSB# 33824

The Clerk shall mail a copy of the entered Order to the following:

Nnika E. White
9101 Midlothian Turnpike
Suite 800
Richmond, VA 23235
Counsel for Debtor

Chavella Ann Jones
3937 Merry Oaks Avenue
Richmond, VA 23224
Debtor

Carl M. Bates
P. O. Box 1819
Richmond, VA 23218
Trustee

M. Christine Maggard
Brock & Scott, PLLC
484 Viking Dr., Ste. 203
Virginia Beach, VA 23452
Counsel for the Movant

CERTIFICATE

The undersigned certified that the foregoing Order Resolving Relief from Stay is identical to the form order required by Administrative Order 10-2 and that no modifications, additions, or deletions have been made:

/s/M. Christine Maggard
Attorney for Movant